143.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,000 / 724,000
					USE VALUE:	724,000 / 724,000
					ASSESSED:	724,000 / 724,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHALLER TERRY K--ETAL	
Owner 2:	ROGERS KATHLEEN B	
Owner 3:		
Street 1:	49 PINE RIDGE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5275.000	257,600	3,800	462,600	724,000
Total Card	0.121	257,600	3,800	462,600	724,000
Total Parcel	0.121	257,600	3,800	462,600	724,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.63 | /Parcel: 453.6

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 92857

GIS Ref

GIS Ref

Insp Date 06/30/18

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,700	3800	5,275.	462,600	724,100	724,100	Year End Roll	12/18/2019
2019	101	FV	221,700	3800	5,275.	433,700	659,200	659,200	Year End Roll	1/3/2019
2018	101	FV	228,800	3800	5,275.	358,500	591,100	591,100	Year End Roll	12/20/2017
2017	101	FV	228,800	3800	5,275.	329,600	562,200	562,200	Year End Roll	1/3/2017
2016	101	FV	228,800	3800	5,275.	300,700	533,300	533,300	Year End	1/4/2016
2015	101	FV	216,400	3800	5,275.	294,900	515,100	515,100	Year End Roll	12/11/2014
2014	101	FV	216,400	3800	5,275.	274,100	494,300	494,300	Year End Roll	12/16/2013
2013	101	FV	216,400	3800	5,275.	260,800	481,000	481,000		12/13/2012

!11115!

PRINT

Date	Time
12/11/20	01:19:16

LAST REV

Date	Time
07/09/18	12:16:20
mmcmakin	
11115	

USER DEFINED

Prior Id # 1:	92857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20765-113		9/1/1990		227,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	666	Redo Bas	22,765					Reno Basement
5/15/2014	435	Redo Kit	86,595					
9/29/2011	1209	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/9/2018	TTL REFUSAL	HS	Hanne S
6/17/2014	Info Fm Prmt	PC	PHIL C
11/11/2008	Meas/Inspect	163	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5275		Sq. Ft.	Site		0	80.	1.10	9									462,601						462,600	

Total AC/HA: 0.12110 | Total SF/SM: 5275 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 462,601 | Spl Credit | Total: 462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	164.966
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350009
Depreciation:	92402
Depreciated Total:	257607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

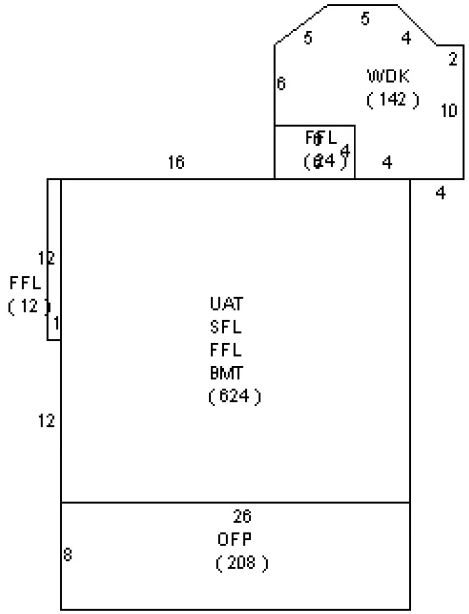
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.97
Special Features:	0	Val/Su Net:	106.71
Final Total:	257600	Val/Su SzAd	200.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	164.970	108,878
BMT	Basement	624	57.530	35,900
SFL	Second Floor	624	164.970	102,939
OFP	Open Porch	208	23.880	4,968
UAT	Upper Attic	156	115.480	18,014
WDK	Deck	142	12.750	1,810

Net Sketched Area:	2,414			Total:	272,509
Size Ad	1284	Gross Are	2882	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1931	19.13	T	50	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800